

MEADOWCROFT CONDOMINIUM ASSOCIATION, INC.

5701 15<sup>TH</sup> AVENUE WEST BRADENTON FL 34209

OFFICE – (941) 792-9151 FAX – (941)792-3990

APPLICATION FOR THE TRANSFER OF UNIT/HOUSE OWNERSHIP

Note: This application form, fully completed, includes the authorization for release of a credit report/background check. A check for **\$150.00** (processing fee) made payable to *MeadowCroft* must accompany this application form along with a copy of a **valid driver's license** or birth certificate and a copy of the **proposed contract of sale**. MeadowCroft is an adult community, where one (1) person in each unit must be at least 55 years of age. *\*Please provide an email address for response of this application\**

Unit address being purchased \_\_\_\_\_ Building # \_\_\_\_\_

**Applicants** Name \_\_\_\_\_ Date of Birth \_\_\_\_\_

Present Address \_\_\_\_\_ City, State, Zip Code- \_\_\_\_\_

Northern Address \_\_\_\_\_

**\*Social Security Number** \_\_\_\_\_ **Local Phone #** \_\_\_\_\_

\*(Must have this number to process application) \*

Place of Employment \_\_\_\_\_ Phone # \_\_\_\_\_

**Co-Applicant's Name** \_\_\_\_\_ Date of Birth \_\_\_\_\_

Present Address \_\_\_\_\_ City, State, Zip Code- \_\_\_\_\_

Northern Address \_\_\_\_\_

**\*Social Security Number** \_\_\_\_\_ **Local Phone #** \_\_\_\_\_

\*(Must have this number to process application) \*

Place of Employment \_\_\_\_\_ Phone # \_\_\_\_\_

**ADDITIONAL INFORMATION**

Name and Address of Mortgage Company \_\_\_\_\_

Realtor, Company & Phone # \_\_\_\_\_

**BELOW CHECK ALL THAT APPLY**

This unit will be used for : ( ) Personal Housing, ( ) Permanent, ( ) Seasonal,

Or ( ) Rental, ( ) Annual, ( ) Seasonal

- Refer to the Owner's Manual – Section C for rules regarding guests and rentals.

Have you previously rented or owned in MeadowCroft ( ) No, ( ) Yes,  
if yes, please indicate where (address) & when (dates)

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**PLEASE INCLUDE A PICTURE OF YOUR PET**

**PET INFORMATION:** DOG (breed, weight at maturity, dog's name): \_\_\_\_\_

\_\_\_\_\_

CAT (breed, weight at maturity, cat's name): \_\_\_\_\_

\_\_\_\_\_

- Refer to the Owner's Manual – Section H for rules regarding pets.

**EMERGENCY CONTACT INFORMATION**

Name of person to be notified: \_\_\_\_\_

Relationship: \_\_\_\_\_ Phone # \_\_\_\_\_

Name of person to be notified: \_\_\_\_\_

Relationship: \_\_\_\_\_ Phone # \_\_\_\_\_

**ACKNOWLEDGEMENT OF RECEIPT OF DOCUMENTS**

*State law requires that the seller must provide to you the following documents before closing of the unit. Declaration of Condominium with any amendments; Articles of Incorporation with any amendments; Bylaws with any amendments; Questions and Answer Sheet; Previous year Financial Statement; Current Budget, Current Rule and Regulations.*

I understand that I am responsible for reading the contents of the above documents and agree to comply with all the provisions therein.

I understand that I must obtain approval from the Association before renting or selling the unit.  
By signing this application, I hereby certify that all the information I have submitted is true and correct.

APPLICANTS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

APPLICANTS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

ANTICIPATED DATE OF CLOSING \_\_\_\_\_

VEHICLE INFORMATION

Make, Model, Year of Vehicle (1) \_\_\_\_\_

Tag# \_\_\_\_\_

Make, Model, Year of Vehicle (2) \_\_\_\_\_

Tag# \_\_\_\_\_

- Refer to Owner's Manual – Section E for rules regarding vehicles.

PRESENT UNIT OWNER PORTION

As present owner(s) we agree:

- 1) To provide the purchaser with a current and complete set of Condominium Documents.
- 2) Surrender the clubhouse key to the new owner. **If a replacement key is required, there will be a \$100.00 fee.**

Unit Address \_\_\_\_\_ Building # \_\_\_\_\_

Present Unit Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Present Unit Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

**\*\*A key to each unit is to be kept in the Association office in a securely locked area. In the event a locksmith must be called to access a unit, the owner will be responsible for the charge. \*\***

ASSOCIATION PORTION

This application was received for processing on \_\_\_\_\_

By: \_\_\_\_\_ \$150.00 Processing fee attached? \_\_\_\_\_ Check # \_\_\_\_\_

BOARD OF ADMINISTRATION APPROVAL

THIS APPLICATION WAS APPROVED ON (DATE) \_\_\_\_\_

\_\_\_\_\_  
BOARD MEMBER

\_\_\_\_\_  
BOARD MEMBER



# MeadowCroft Pet Registration

(PLEASE PRINT)

NAME OF OWNER, RESIDENT, AND/OR TENANT:

\_\_\_\_\_

Address: \_\_\_\_\_

Building Number: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Name of Pet: \_\_\_\_\_

Breed of Pet: \_\_\_\_\_

Weight at Maturity: \_\_\_\_\_

Date Pet Came to MeadowCroft: \_\_\_\_\_

I.D. Type: (CIRCLE)    Tags                      Microchip                      Tattoo                      Shots: YES    NO

PLEASE INCLUDE A PICTURE OF YOUR PET AND A COPY OF THEIR VACCINATION RECORDS FROM YOUR VET AND RETURN THIS FORM TO THE MEADOWCROFT OFFICE.

Signature \_\_\_\_\_

Date Signed \_\_\_\_\_

**E-mail List, Electronic Voting, and Owner's Portal Registration**

If you would like your e-mail to be added to our e-blast list to receive current news and events from the community, please fill out and sign the form below.

Also, if we have a valid email address (neatly written) for you, you will be added to our community's **Owner's Portal** on our website **www.meadowcroftnorth.com**. This allows you to view important community notices, see the minutes from the last board meeting, all financial reports, condominium documents, current contracts, and more.

**Electronic voting is not yet available;** however, you will be added to the site for electronic voting and when it becomes available a notice will be sent out to all owners.

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

## OPERATING BUDGET: 2024-2025

Fiscal Year : 3/01/2024 - 2/28/2025				
OPERATING BUDGET	MEANS OF DISTRIBUTION	ANNUAL CONTRIBUTION	VILLAS PER YEAR	HOUSES PER YEAR
Financial Audit / Federal Taxes	Equal	\$12,000.00	\$10,855.20	\$1,144.80
Bad Debt Expense	Equal	\$10,000.00	\$9,046.00	\$954.00
<b>Buildings: Maintenance</b>	By Bldg.	\$30,000.00	\$29,910.00	\$90.00
Maintenance Shed Repair	Equal	\$1,000.00	\$904.60	\$95.40
: Termite Control	By Bldg.	\$11,000.00	\$10,967.00	\$33.00
: Pest Control	Villas	\$11,600.00	\$11,600.00	\$0.00
Keyless Entry System	Equal	\$1,000.00	\$904.60	\$95.40
Cleaning Expenses	Equal	\$7,000.00	\$6,332.20	\$667.80
<b>Equipment: Maintenance</b>	Equal	\$25,000.00	\$22,615.00	\$2,385.00
: Recreation	Equal	\$100.00	\$90.46	\$9.54
Fees: State (Annual Filing)	Villas	\$1,500.00	\$1,500.00	\$0.00
<b>Grounds: Fertilizer/ Insecticide</b>	Acreage	\$28,639.05	\$22,624.85	\$6,014.20
: Irrigation	Equal	\$3,000.00	\$2,713.80	\$286.20
: Lake Maintenance	Equal	\$3,000.00	\$2,713.80	\$286.20
: Landscape Maint.	Equal	\$2,000.00	\$1,809.20	\$190.80
: Landscape Replace.	Equal	\$4,000.00	\$3,618.40	\$381.60
: Sidewalk Repairs	Villas	\$10,000.00	\$10,000.00	\$0.00
: Tree Trimming	Equal	\$25,000.00	\$22,615.00	\$2,385.00
<b>Insurance: General Condo</b>	By Bldg.	\$500,000.00	\$498,500.00	\$1,500.00
: Workers Comp.	Equal	\$10,000.00	\$9,046.00	\$954.00
Legal & Professional Fees	Equal	\$5,000.00	\$4,523.00	\$477.00
Office Expenses	Equal	\$12,800.00	\$11,578.88	\$1,221.12
Pool Chemicals/Maintenance	Equal	\$7,500.00	\$6,784.50	\$715.50
<b>Taxes: Payroll</b>	Equal	\$30,000.00	\$27,138.00	\$2,862.00
<b>Utilities: Cable TV</b>	Equal	\$248,942.89	\$225,193.74	\$23,749.15
: Electric - Carports	Villas	\$16,666.03	\$16,666.03	\$0.00
: Electric: Rec./Wells/Pool Pu	Equal	\$27,440.19	\$24,822.40	\$2,617.79
: Telephone	Equal	\$4,101.30	\$3,710.04	\$391.26
: Water/Sewer/Trash	By Bldg.	\$229,000.00	\$228,313.00	\$687.00
<b>Wages: Clerical/Web Admin</b>	Equal	\$21,840.00	\$19,756.46	\$2,083.54
: Maintenance	Equal	\$221,520.00	\$200,386.99	\$21,133.01
: Management	Equal	\$53,543.62	\$48,435.56	\$5,108.06
Contingency Fund	Equal	\$14,000.00	\$12,664.40	\$1,335.60
<b>TOTAL - All Units</b>		<b>\$1,588,193.08</b>	<b>\$1,508,339.10</b>	<b>\$79,853.98</b>

	<b>NEW TOTAL=</b>	<b>\$1,508,339.10</b>	<b>\$79,853.98</b>
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**RESERVE  
BUDGET  
2024 - 2025**

COMPONENTS	Estimated Useful Life	Estimated Remaining Life	Estimated Replacement Cost	Est. 2/28/2024 Balance	2024 - 2025 Contribution	VILLAS PER YEAR	HOUSES PER YEAR
Clubhouse Painting	7	0	\$3,200.00	\$4,847.57	\$0.00	\$0.00	\$0.00
Clubhouse Asphalt Resurfacing/Sealing	5	0	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00
Clubhouse Roof Replacement	20	10	\$25,000.00	\$23,299.36	\$170.06	\$153.84	\$16.22
Clubhouse Air Conditioners (3)	10	0	\$17,280.00	\$7,835.00	\$9,445.00	\$8,543.95	\$901.05
Clubhouse Refurbishment	20	13	\$20,000.00	\$4,463.03	\$1,195.15	\$1,081.13	\$114.02
Clubhouse Termite/Tenting	1	Various	\$5,000.00	\$6,320.84	\$0.00	\$0.00	\$0.00
Villa Painting/Pressure Washing	7	various(7)	\$162,000.00	\$55,724.91	\$13,000.00	\$13,000.00	\$0.00
Villa Roof Replacement/Deferred Maint.	30	28	\$3,310,000.00	\$111,730.89	\$239,809.84	\$239,809.84	\$0.00
Villas Asphalt Resurfacing/Sealing	5	various(5)	\$35,000.00	\$27,190.86	\$736.06	\$736.06	\$0.00
Villas - Coachlight Replacement	15	various	\$10,000.00	\$10,880.35	\$0.00	\$0.00	\$0.00
Villas - Storage Room & Door Replace	15	various	\$40,000.00	\$21,558.61	\$1,229.42	\$1,229.42	\$0.00
Gazebo Refurbishment	30	24	\$20,000.00	\$4,500.80	\$645.80	\$584.19	\$61.61
Pool & Pool Deck	30	23	\$50,000.00	\$16,214.41	\$1,468.93	\$1,328.79	\$140.14
Pool Heaters	8	7	\$22,000.00	\$12,548.98	\$1,350.14	\$1,221.34	\$128.80
Tennis Courts	10	8	\$25,000.00	\$14,058.40	\$1,367.70	\$1,237.22	\$130.48
Shuffleboard Courts	4	0	\$3,000.00	\$3,000.33	\$0.00	\$0.00	\$0.00
Irrigation Wells (3)	15	various	\$28,000.00	\$4,902.67	\$2,001.03	\$1,810.13	\$190.90
Lawn Mowers /Power Lawn Equipment	4	various(3)	\$36,500.00	\$25,956.82	\$2,635.79	\$2,384.34	\$251.45
Valves & Piping	4	various	\$40,000.00	\$32,836.23	\$1,790.94	\$1,620.08	\$170.86
Golf Carts	5	5	\$12,000.00	\$1,982.61	\$2,003.43	\$1,812.30	\$191.13
Tenting of Buildings (Termite)	1	various	\$32,000.00	\$11,295.66	\$5,071.41	\$5,071.41	\$0.00
Office Equipment	5	0	\$4,000.00	\$2,247.07	\$350.58	\$317.13	\$33.45
Fence	30	27	\$22,000.00	\$5,613.38	\$606.91	\$606.91	\$0.00
Lake Erosion	20	17	\$25,000.00	\$13,369.83	\$786.45	\$711.42	\$75.03
<b>TOTAL</b>							
			<b>\$3,951,980.00</b>	<b>\$427,378.61</b>	<b>\$285,664.64</b>	<b>\$283,259.51</b>	<b>\$2,405.13</b>
<b>TOTAL CONTRIBUTIONS REQUIRED</b>							
Villas		<b>ANNUAL</b>	<b>MONTHLY</b>	<b>MONTHLY TRANSFER</b>			
Houses		\$283,259.51	\$23,604.95	INDIV./SQ.FT.			
		\$2,405.13	\$200.42	\$23,805.37			
<b>SUBDIVISION HOMES</b>							
Operating		<b>All Homes Total</b>	<b>Ind. Home/Year</b>				
Reserves		\$79,853.98	\$6,654.49				
<b>TOTAL: Operating + Reserves:</b>		\$2,405.13	\$200.42				
		\$82,259.11	\$6,854.91				



Meadowcroft Condominium Association, Inc.  
**FREQUENTLY ASKED QUESTIONS AND ANSWERS**

**What are my voting rights in the Condominium Association?**

Each unit is entitled to one (1) vote on those matters requiring a vote of the membership. Such matters normally pertain to election of Administrators or major changes to the Common Elements.

**What restrictions exist on my right to use my condominium unit?**

These restrictions are spelled out in the documents and the *Manual for Owners, Residents and Tenants* (section #4 of the condominium documents). The unit may not be used for an illegal purpose or anything that constitutes a nuisance. No business activities shall be conducted from any unit. Normal rules of quietness and cooperation apply. Owners intending to sell their unit must obtain from the Association Office, an *Application for Consent to Transfer a Unit/House Ownership* form and return the completed application along with a fee of \$150.00 and a copy of the proposed sales contract a minimum of two weeks prior to the scheduled closing. Owners intending to lease their unit must obtain from the Association Office, an *Application for Consent to Rent or Lease Condominium Unit* form and return the completed application along with a fee of \$100.00 for an annual lease or a fee of \$50.00 for a seasonal lease a minimum of two weeks prior to tenant occupancy. Additionally, effective November 28, 1995, all future residents must have one permanent occupant aged fifty-five (55) years or older. In addition to having one permanent resident age fifty-five (55) years or older, any additional residents must be over the age of eighteen (18). Further specifics may be found in the *Amended and Restated Declaration of Condominium of Meadowcroft Condominium Association, Inc.* (section #1 of the condominium documents).

**What restrictions exist on the leasing of my unit?**

An owner has the right to rent or allow his unit to be used, provided the Association first approves the arrangement and time. Owners shall not rent or lease for a period of less than thirty (30) days, nor to more than four (4) tenancies in any one year. Units may not be sub-leased. Owners having rentals of six (6) months or less are required by law to register with the State of Florida, Department of Revenue Tax Division (local office: 941-741-4809) and pay resort taxes for the rental use of their unit. See additional details in the *Manual for Owners, Residents and Tenants*.

**What are my assessments of the Condominium Association for my unit type and when are they due?**

Assessments are based on the square footage of the unit and are due the first day of each month. Assessments become delinquent after the tenth (10<sup>th</sup>) day of the month. Condominium maintenance fees or assessments are derived from two (2) basic categories: Operations and Reserves. Reserves are based on the estimated remaining life for the budgeted Reserve items. The square footage of villa units available in Meadowcroft are as follows: Berkshire/Concord (793 sq. ft.); Model C-4 (820 sq. ft.); Arlington/Hamilton (1085 sq. ft.); Model C-5 (1120 sq. ft.); Newport (1220 sq. ft.); Model B (1260 sq. ft.); Model A (1340 sq. ft.). Individual maintenance fee assessments are available in the Association Office during normal business hours. The Meadowcroft sub-division, consisting of thirty-one (31) private homes on 11<sup>th</sup> Avenue West are Association members and currently pay \$222.00 monthly.

Current Monthly Assessments: Berkshire/Concord: \$378.00/month; Model C-4: \$391.00/ month; Arlington/Hamilton: \$518.00/month; Model C-5: \$534.00/month; Newport: \$582.00/month.  
Model B: \$601.00/month; Model A: \$639.00/month.

**Do I have to be a member in any other Association?**

There is no other Association membership required.

**Am I required to pay rent or land use fees for recreational or other commonly used facilities?**

No. There are no land use or recreational use fees.

**Is the Condominium Association involved in any court case in which it may face liability in excess of \$100,000.00?**

We are not involved in nor are we aware of any court cases in being or pending involving Meadowcroft Condominium Association, Inc.

**Revised: March 1, 2024**